



**SITE STATISTICS**

ZONE	M0 INDUSTRIAL	
<b>LEGAL DESCRIPTION:</b>	SURVEYOR'S REAL PROPERTY REPORT - PART 1 PLAN OF LOT 20 REGISTRAR'S COMPILED PLAN 1442 CITY OF HAMILTON TAKEN FROM SURVEY BY B.A. JACOBS LIMITED (2015)	
<b>ITEM</b>	<b>AREA (Sq.M.)</b>	<b>AREA (Sq.Ft.)</b>
<b>BUILDING AREA</b>	2514	24,907
<b>TOTAL BUILDING AREA</b>	359.8	3873
<b>BUILDING COVERAGE (MAX):</b>	15.6%	
<b>MINIMUM FRONT YARD</b>	-	-
<b>MINIMUM SIDE YARD (WESTERLY)</b>	-	-
<b>MINIMUM SIDE YARD (EASTERLY)</b>	-	-
<b>PAVED SURFACE AREA:</b>	-	-
<b>ITEM</b>	<b>AREA (Sq.W.)</b>	<b>AREA (Sq.Ft.)</b>
<b>BUILDING SURFACE AREA:</b>	-	-
<b>PAVED SURFACE AREA:</b>	-	-
<b>NO. LOADING SPACES:</b>	0	0
<b>STANDARD PARKING SPACES (PROVIDED):</b>	19	19
<b>BARRIER FREE PARKING SPACES (PROVIDED):</b>	2	2
<b>TOTAL PARKING SPACES (PROVIDED):</b>	21	21
<b>TOTAL PARKING SPACES (REQUIRED):</b>	12	12

- NOTES ON SITE PLAN:**
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
  - FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
  - MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.
  - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 6% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADE.
  - THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
    - BUILDING PERMIT
    - ROAD CUT PERMITS
    - SEWER AND WATER PERMITS
    - RELOCATION OF SERVICES
    - APPROACH APPROVAL PERMITS
    - ENCROACHMENT AGREEMENTS (IF REQUIRED)
    - COMMITTEE OF ADJUSTMENT
  - ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
  - THE SUBJECT PROPERTY IS ELIGIBLE FOR MUNICIPAL COLLECTION OF RECYCLABLE MATERIAL THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INSTATED BY THE WASTE MANAGEMENT DIVISION. THE PROPERTY IS INELIGIBLE FOR PUBLIC COLLECTION OF GARBAGE. COLLECTION OF GARBAGE WASTE SHALL BE PROVIDED THROUGH A PRIVATE WASTE HAULER.
  - FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:
    - 3 METRE BY 5 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.80 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.
  - ALL SIGNAGE SHALL COMPLY WITH HAMILTON SIGN BY-LAW NO. 66-243

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**PROPOSED ALTERATIONS TO**  
**118 HATT STREET**  
**BAYCO CONSTRUCTION LTD.**  
118 HATT STREET  
DUNDAS, ONTARIO

job no. **15.043**  
dwg. file **118HATT**  
dwg. by **JD**  
scale **AS NOTED**  
date **NOV. 2015**  
dwg. title

**SITE PLAN**  
dwg. **A1**